

LOT 8
IN OR 1070/1258
MOBLEY HEIGHTS NORTH 2 PB5/316

MCMANUS DAVID R & ANGELA M
95392 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

35-2N-28-1400-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,160	100
FGR	400	55
FOP	84	30
PTO	32	5
TOTALS	1,676	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,407	115.4400	115.44	162,424	2002	2002	0	0	10.75	89.25

1 SINGLE FAM - 100% - 2003

Heated Area: 1160

HX Base Yr 2003

The diagram shows a floor plan with three rooms and connecting corridors. The rooms are labeled with their names and years: PTO 2002, BAS 2002, and FOP 2002. The dimensions for each room and the connecting corridors are provided. The PTO 2002 room is 8 feet wide and 4 feet high. The BAS 2002 room is 50 feet wide and 36 feet high. The FOP 2002 room is 6 feet wide and 6 feet high. The connecting corridors have dimensions of 24, 20, 20, 14, 14, 12, 4, and 6 feet.